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## Approved For Release 2005/07/13 : CIA-RDP78-04983A000200090009-9

## LEASE AGREEMENT

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This agreement made this electric day of Hay 1952		
between hereinafter called the lessor and		
hereinafter called the lesee, witness:		
1. (a) The lessor hereby grants and the lesses hereby accepts a lease STAT		
of the premises located at		
for a term of 1 than 1952 year beginning 1 June 1952 STAT		
and ending _1 June 1953 at a monthly rate of		
(or the equivalent of STAT		
(b) The method of paying the monthly rate will be determined by the		
parties hereto and will become a part of this agreement.		
2. OPTION: The lessee shall have the option of renewing the lease for		
a handha period upon the termination of this present agreement		
at a rental to be decided upon at the time by the parties. This means		
that if the lessor intends to rent the premises again the lessee shall		
have the option before all others of renewing his lease. If the lessor		
intends to dispose of his property or occupy it himself these two con-		
tingencies shall be the only conditions preventing the lessee from		
from exercising his option. The lessee shall signify his intention of		
exercising his option by notice to the lessor, verbal or written, at		

3. The lessee: agrees to pay the rent as heretofore set down; to maintain the premises including the surrounding garden area in safe state and repair, except for major repairs necessitated by flood, fire, storm, earthquake or other act of God. The leasee shall restore the premises to the lessor at the termination of the lease, it being understood that any renovations made with the consent of the lessor as agreed in the next Approved For Release 2005/07/13: CIA-RDP78-04983A000200090009-9 paragraph following shall remain and the lessee will not be responsible

least one month prior to the expiration of the lease.

Approved for Release 2005/07/13: CIA-RDP78-04983A000200090009-9 paragraph following shall remain and the lessee will not be responsible for removing such renovations that have the nature of fixtures to the land.

Approved For Release 2005/07/13: CIA-RDP78-04983A000200090009-9 in the event of an unavoidable disaster which disaster relate in the event of an unavoidable disaster which disaster relate in the tremises refer in different state than when received, the lease small in no way be liable.

house and grounds that the leasee feels ascessary, at the leasee's expense; such renovations shall be made only with the consent of the lease's expense; such renovations shall be made only with the consent of the lease; once made it will not be necessary for the leases to remove them at the termination of the lease; it is further agreed by the leaser that the leases shall have the power of sub-leasing the premises to enjone whom he desired and that the leaser of such sub-lease are hereby expressly unived; that the leases shall also have the power of transferring and/or assigning the lease to a third party or parties and that in the event of such transfer on or assignment the same conditions shall be binding or becord and leases (the new leases) as were binding upon the original parties to this agreement.

- 5. In the event of disaster to the property of such a nature as to make it uninhabitable and caused by a medium outside the control of the lesses, such as flood, storm, fire, earthquake, or other act of God, the lesses will not be liable for rent until such time as the premises are again inhabitable, the responsibility of restoration in this case resting with the lessor.
- 6. It is understood that the house will be rented unfurnished and that all items of furniture without exception are the property of the lesses solely.

Specifically included in this list are electric and the green stores. If the premises include furniture, a list thereof will be attached to this agreement and the provisions of the first sentence of this paragraph will not apply. Instead the lessor and lesses will each retain possession of his own furniture.

- 7. The lessee will assume all expenses for utilities such as water, electricity, gas and telephone during the actual occupancy of the premises up to and including the termination date of the lease.
- 8. The lessor hereby grants, guarantees and warrants that he is the sole and lawful owner of the property, or if not, has the lawful written power of attorney to make his acts as agent of the owner or owners binding on the principals.
- 9. It is further agreed that any changes in this lease must be made in writing and signed by both parties or their lawful agents; that this is the only agreement between the parties and that no recognition of verbal statements may be had except as to the method of paying the rent as explained in Paragraph 2(b) above. It is also agreed by the lessor that any covenants, restrictions, easements, liens and/or encumbrances on the property shall be the sole responsibility of the lessor and any liability incurred in this connection, or any legal action predicated thereon shall rest solution with the lessor.

IN WITNESS WHEREOF the parties hereto have hereunder set their hands and seals this \_\_\_\_\_\_\_ day of \_\_\_\_\_\_\_ 1952. STAT

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